

Arnhem House

Collis Close, Burntwood, WS7 3RQ



A superbly appointed two bedroom second floor apartment of modern contemporary design and finish, located within minutes of Chasewater Country Park, main commuter routes, local supermarkets, independent retailers and sporting amenities.

£159,950

John German 

Comfortable, stylish and low maintenance sums up this really well designed second floor apartment home that has allocated parking on site and has attractive green views stretching towards the direction of Chasewater. Situated midway between Lichfield and Cannock, Burntwood is in prime position for access to the A5, A38, M6 and M6 toll road.

The ground floor communal main entrance opens out to a carpeted stair leading to a spacious second floor landing, off which is access to just two apartments.

Within the apartment itself, there is a spacious hall that has a built in cloaks storage cupboard and access to all rooms.

The heart of this home is a naturally bright and well lit, open plan lounge/dining room/kitchen which has triple aspect windows and attractive open views.

The open plan design lends itself to a zoned lounge and dining area and an adjacent fitted kitchen with a good range of base, wall and drawer units with contrasting worktops and upstand, inset sink unit, built in cooker, hob, extractor hood and washer dryer.

Bedroom one is a spacious double room with a part tiled three piece en suite shower room leading off.

Bedroom two is a very pleasant and versatile room and is closely situated to the main bathroom which offers a modern white and chrome bath, low level WC and wash hand basin together with partial tiling.

Outside, allocated parking for one car.

Tenure: Leasehold – 125 years from 1st August 2018. Service charge £116 per month. Ground rent £125 per annum currently. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: One allocated space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

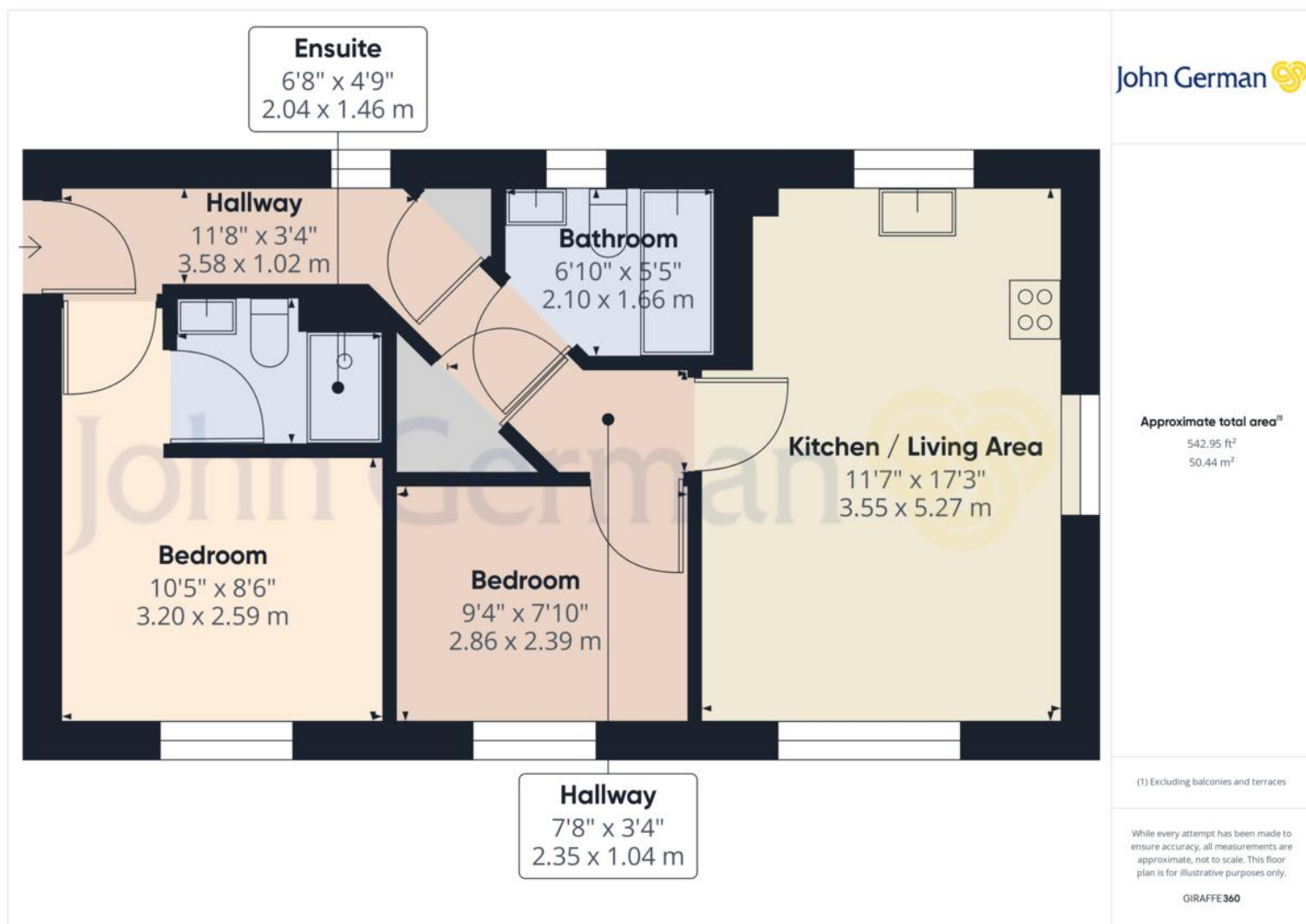
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/20112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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